

1

2

3

LONG ISLAND REGIONAL PLANNING BOARD

4

5

6

PUBLIC MEETING

7

8

9

10

11

10:00 a.m. - 12:30 p.m.

12

September 12, 2006

13

14

15

16

17

18

19

Nassau County Legislative Chamber

20

One West Street

21

Mineola, New York 11501

22

23

24

25

1 Present:

2 JAMES LAROCCA, Chairman

3 JOHN D. CAMERON, Vice Chairman

4 ELAINE GROSS

5 PAUL TONNA

6 JAMES LARGE, JR.

7 THERESA SANDERS,

8 Members of the Board

9 Also Present:

10 Seth Forman, Acting Executive Director

11 Patricia Bourne (Executive Commissioner,  
12 NCPC, representing Nassau County  
County Executive Tom Suozzi)

13 Arda Nazerian, Chief of Staff, County  
Executive Tom Suozzi

14 Kevin Law (representing Suffolk County  
15 Executive Steve Levy)

16 Howard Weitzman, Nassau County Comptroller

17 Raymond Ribeiro, Commissioner, DPW, Nassau  
County

18 Carrie Gallagher (representing Thomas Isles,  
19 Suffolk County Planning Director)

20 Jackie Gross, Nassau County Attorney's Office

21 Phyllis Seidman, Suffolk County Attorney's  
Office

22 Michael Cavanagh (representing William  
23 Lindsay, Presiding Officer, Suffolk County)

24 Gil Anderson, Suffolk County DPW

25

1                   CHAIRMAN LAROCCA: Ladies and  
2 gentlemen, good morning. The meeting is  
3 convened. This is the September meeting of the  
4 Long Island Regional Planning Board, meeting  
5 here in Nassau County. We thank our hosts for  
6 their courtesy and hospitality.

7                   The first order of business is the  
8 minutes of the meeting of August 15, which are  
9 in your packets, and the verbatim transcripts  
10 are available. The summary minutes were  
11 distributed to you. I would invite a motion to  
12 adopt the minutes of the August meeting.

13                  MR. TONNA: I make the motion.

14                  CHAIRMAN LAROCCA: Second?

15                  MS. SANDERS: Second.

16                  CHAIRMAN LAROCCA: Are there any  
17 changes, comments or deletions?

18                  Hearing none, all those in favor of  
19 adopting the minutes of the August 15 meeting,  
20 please indicate by saying aye.

21                  (There was a chorus of ayes.)

22                  CHAIRMAN LAROCCA: Opposed?

23                  The minutes are agreed to.

24                  I will begin with the Chairman's  
25 Report. But, as we begin, I want to tell you

1       that our plan for this morning is to get  
2       through our business as well as we can, after  
3       which we are going to go into executive session  
4       to deal with personnel matters relating to the  
5       Executive Director search. Given the schedule  
6       that we are dealing with, we hope to be into  
7       that session by 11:30. So I would ask all  
8       those who are with us today to keep in mind  
9       that we are trying to work through this  
10      schedule on that basis.

11               I will begin with the Chairman's  
12      Report. Just a couple of brief matters.

13               We continue to receive what might be  
14      described as amendments to the Draft Work Plan  
15      which was before us, and I would invite those  
16      to continue to respond to us on the Draft Work  
17      Plan under which we are operating, at least  
18      during this interim period.

19               With regard to the status of the 2030  
20      Work Plan, you will recall that at the last  
21      meeting I reported that I had had some  
22      communication with Dr. Koppelman about the  
23      status of that work. That work had been  
24      described in the form of chapters and their  
25      various statuses. We have in your binder this

1 morning, in the first section, right behind the  
2 Work Plan, a sheet that describes the status of  
3 the Regional Plan 2030. That list is as  
4 current as we can make it in terms of the  
5 preparation of the various chapters. The  
6 terminology here is terminology that Seth and I  
7 have assigned to this work.

8 I have to report that at this point  
9 Dr. Koppelman continues to indicate that he is  
10 proceeding with the completion of this plan.  
11 He has a meeting scheduled, I think, in the  
12 later part of the month at Stony Brook, where  
13 he will be commenting on these various  
14 chapters.

15 So I would describe to you today that  
16 the status of the plan is unresolved in terms  
17 of going forward with work and taking ownership  
18 of the various work products to date.  
19 Nevertheless, the list, as you see it, is our  
20 best description of where the work is, where  
21 there are drafts. In earlier work we had what  
22 Dr. Koppelman had variously described as  
23 completed, but I take the view that if this  
24 Board has not adopted the work, it is not  
25 completed, it is a draft. So that is what this

1 representation is.

2           We had a specific question, given  
3 that we wanted to take up energy issues today,  
4 as to the status of the energy chapter. The  
5 last completed energy chapter was in 1991.  
6 There is work underway that has been work  
7 underway in this cycle, but there is not a  
8 draft energy chapter that I have seen or we  
9 have seen. So we are describing this at this  
10 point as in the early stages of research.

11           That is my report on the status of  
12 the regional plan.

13           It is my intention to continue to  
14 work to resolve these matters with Dr.  
15 Koppelman and complete our taking ownership of  
16 that process.

17           Next up is the Executive Director  
18 search, and it is here at this stage of the  
19 meeting, of the report, that we did make an  
20 analysis of the availability of the position.  
21 We ran ads in The New York Times, Newsday, and  
22 other publications. We also went to websites  
23 that are associated with the world of  
24 governmental planning and research, and we have  
25 received a number of applications. Our

1                   Executive Director's Report

2       executive session today will begin the process  
3       of those personnel reviews associated with that  
4       search.

5                   I do want to say in the public  
6       session that all those with an interest in this  
7       matter should consider that it is appropriate  
8       and we would welcome names brought to us that  
9       may be of people who have not necessarily  
10      brought themselves forward as applicants. So  
11      feel free to nominate or to suggest candidates  
12      to us that are known to you or you are aware  
13      of, who you just may feel are appropriate  
14      candidates for us to consider. It is the  
15      nature of this kind of a search that we want to  
16      make it as comprehensive and to look at as many  
17      good, strong candidates as we can. If there is  
18      someone you would like to propose, do that.

19                  I would ask you to do that quickly,  
20      because we are trying now to move into the  
21      actual review stage of this. But the door is  
22      open, if you will, and we invite your  
23      suggestions and nominations.

24                  We will go to the Executive  
25      Director's Report. We have a number of items

1                   Executive Director's Report

2           on the agenda. The two principal presentations  
3           today are related to energy and a brief  
4           presentation from the RPA, which has asked to  
5           come in to talk about the visioning of process  
6           that they have underway. We hope to get  
7           through all of that by 11:30 and then go to our  
8           executive session.

9                   Having said that, I will now turn it  
10          over to Seth for the Executive Director's  
11          Report.

12                   MR. FORMAN: Good morning. I  
13          apologize for the poor copy job that was done.  
14          As to several of the documents that you have in  
15          your folders, the machine just wasn't coming  
16          out right, it was frustrating, but I think  
17          there is enough of the text on these printouts  
18          for us to get by today.

19                   In terms of administrative update, I  
20          would just like to let everyone know that both  
21          Nassau County and Suffolk County now post the  
22          minutes of each meeting and the meeting  
23          announcements and agenda on their websites, and  
24          for the minutes and the meeting announcements,  
25          website addresses are now contained within



1                   Executive Director's Report

2           those.

3                   You have in your binders an updated  
4           list of planning journals with additional  
5           information on subscription and group rates,  
6           and whether these journals are accessible on  
7           line, and how to go about doing that. So I  
8           would urge each of you to take a look at it and  
9           maybe come to some determination about which  
10          journals you are interested in, and then we can  
11          begin to move on that.

12                   In terms of the recent research  
13          update, the Department of Census has issued  
14          several new instances of data, most of which  
15          are included in the survey of the Department of  
16          Labor and the Bureau of Labor Statistics as  
17          well.

18                   Jim had directed me to put together a  
19          very straightforward kind of document that  
20          would indicate the trend lines from 2000 to  
21          2005, both for the region and for the United  
22          States as a whole, just to give the Board an  
23          idea about what is going on, particularly in  
24          terms of income and wages and salaries. It is,  
25          again, a very straightforward document.

1                   Executive Director's Report

2           Understanding the highly politicized nature of  
3           lots of economic data, this is just a  
4           straightforward presentation of some of the  
5           data.

6                   We would like to walk you through  
7           several of the charts. There are extra copies  
8           on the table for anyone in the audience if you  
9           want to follow along with us. I will walk you  
10          through relatively quickly, so you can look  
11          along with us.

12                   The first chart that you see is  
13          Median Household Income in the United States in  
14          2000 vs. 2005. Median Household Income is  
15          generally the standard measure of income in the  
16          United States. We see that, when it is  
17          adjusted for inflation, the Median Household  
18          Income has declined slightly, by 1.7 percent,  
19          between 2000 and 2005.

20                   I also indicate that economists are  
21          divided on the relevance of Median Household  
22          Income because it is determined by factors that  
23          are somewhat separate from the ability to have  
24          earnings, including the number of workers per  
25          household, the number of retirees, the

1                   Executive Director's Report

2           household size, the proportion of income, wages  
3           and salaries, the proportion of income from  
4           transfer payments, like Social Security.

5                   Median Household Income remains the  
6           standard and in that sense we have some  
7           decline, but it doesn't necessarily indicate a  
8           decline in the standard of living.

9                   As a way to illustrate that, the  
10          second chart that you see in front of you gives  
11          you an indication of the Median Household  
12          Income for householders under age 65 and those  
13          over age 65. In an aging population, you are  
14          likely to see declines in median household  
15          income because householders over the age of 65  
16          have roughly half of the income of households  
17          of those under the age of 65. But very often  
18          householders over 65 have high net wealth; very  
19          often they own their own homes outright.  
20          Usually they are not saving for things like  
21          college, and they qualify for Medicare. So  
22          sometimes incomes can shrink; standards of  
23          living don't necessarily diminish.

24                   VICE-CHAIRMAN CAMERON: I'm sorry, if  
25          I can interrupt. Are these charts reversed?

1                   Executive Director's Report

2                   MR. FORMAN: Yes, they are. Thank  
3                   you. They are labeled incorrectly. Those  
4                   charts should read: Median Household Income  
5                   under age 65 makes a median of \$52,287 of  
6                   household income; those over age 65 should  
7                   read: \$26,036.

8                   At any rate, the next chart is as to  
9                   Nassau County, to get back to the local  
10                  experience, and it saw a decline, roughly, of  
11                  \$2,700 in Median Household Income between 2000  
12                  and 2005, which is roughly a 3.3 percent  
13                  decline in inflation-adjusted dollars. We  
14                  don't know all of the reasons why that has  
15                  happened, but some of it may be due to a higher  
16                  number of retiree households.

17                  As seen in the next chart, there are  
18                  roughly 5,000 more households that are retiree  
19                  households that get Social Security income, and  
20                  there are fewer working households, households  
21                  without any workers in them. There is roughly  
22                  almost 4,000 additional households that don't  
23                  have earnings, which basically translates into  
24                  wages and salaries. You have more people on  
25                  fixed Social Security, fewer earning salaries

1                   Executive Director's Report

2           and wages.

3                   In Suffolk County we see something  
4           slightly different on the next chart. Suffolk  
5           County's Median Household Income has increased  
6           roughly by 3.7 percent, about \$2,700 in  
7           inflation-adjusted dollars.

8                   If you look at the next chart, we see  
9           that Suffolk had an even larger number of  
10          households receiving Social Security than in  
11          2000. That is an 11,000 household increase.  
12          So there are more people getting Social  
13          Security. However, there are also more working  
14          households in Suffolk County. There is an  
15          additional almost 7,000 households with  
16          earnings. Suffolk now has approximately 30,000  
17          more householders than Nassau between the prime  
18          working ages of 25 to 65.

19                  Many times we are looking for per  
20          capita income because that takes the guesswork  
21          out of how many people a certain amount of  
22          income is covering. In per capita terms,  
23          Nassau County per capita personal income has  
24          declined by \$859, or 2.3 percent, and in  
25          Suffolk we see a slight increase to about 5.5

1                   Executive Director's Report

2           percent, or \$1,700 in inflation-adjusted  
3           dollars.

4                   You may notice that Suffolk's per  
5           capita income trails Nassau's by more than the  
6           Median Household Income does, and that really  
7           occurs because there is now significant  
8           population difference between the two counties.  
9           Suffolk's population now outnumbers Nassau's by  
10          about 142,000, almost 11 percent.

11                  Many of these "extra" residents are  
12          children who are under the age of 20 and don't  
13          work. Suffolk County now has 55,000 more  
14          residents below age 20 than does Nassau.

15                  The next chart, I thought, was pretty  
16          interesting, because we read in the media a lot  
17          about the shrinking middle class. And it is  
18          true, at least on Long Island, that two of the  
19          income categories in the middle, the \$30,000 to  
20          \$75,000 range and the \$75,000 to \$99,000 range,  
21          have declined in Nassau and Suffolk. But the  
22          top income category had the highest increase.  
23          A lot of these folks are leaving the middle  
24          class and, for lack of a better term, joining  
25          the upper class even though, of course, many

1                   Executive Director's Report

2           people on Long Island know that \$116,000 income  
3           is not exactly upper class.

4                   MR. TONNA:   Middle class.

5                   MR. FORMAN: Yes.   For statistical  
6           purposes, nationally, those are considered high  
7           incomes.   But anyway that category increased  
8           from 25.8 percent to 30.7 percent.

9                   There was also a small increase in  
10          the lower class, those making under \$30,000, or  
11          \$35,000 in 2005.   We related that to \$35,000.  
12          That went from 18 percent of households to 19.1  
13          percent of households.   So we are seeing  
14          increases at both ends and shrinkage in the  
15          middle.

16                   MR. TONNA:   Can I just ask a quick  
17          question?

18                   MR. FORMAN:   Sure.

19                   MR. TONNA:   So, as to the paradigm  
20          that you give -- the rich getting richer and  
21          the poor getting poorer -- in a certain sense,  
22          at least here in Nassau and Suffolk, the poor  
23          are getting poorer by about 1 percent, whereas  
24          in the middle class actually there is a spike  
25          in the income increases; right?

1                   Executive Director's Report

2                   MR. FORMAN: I would say that that is  
3 true, although I wouldn't phrase it that the  
4 poor are getting poorer, the rich are getting  
5 richer. I would say that slightly more people  
6 who are not counted as poor are, and a fairly  
7 large number of people who are not counted as  
8 rich are.

9                   VICE CHAIRMAN CAMERON: Seth, what is  
10 the \$30,000 or \$35,000? Are they two different  
11 standards?

12                  MR. FORMAN: Yes. Because in  
13 comparing 2000 to 2005, I just felt it was  
14 important to inflate the income bracket. So,  
15 instead of saying under 30,000, we compare it  
16 to under 35,000.

17                  VICE CHAIRMAN CAMERON: If you don't  
18 inflate it by the same percentage -- maybe you  
19 did -- in the other categories, then you could  
20 possibly skew the numbers; correct?

21                  MR. FORMAN: In which way?

22                  VICE CHAIRMAN CAMERON: It could  
23 maybe go up. In other words, you went up from  
24 30,000, I assume, in 2000, to 35,000 in 2005.

25                  MR. FORMAN: I have those numbers for



1                   Executive Director's Report

2           the regular categories, and it showed a  
3           decline, in that sense, in the lower class.  
4           There would be a slight decline because  
5           obviously incomes go up with inflation, etc. I  
6           tried to be fair about it. 35,000 goes up the  
7           same way that 30,000 goes five years ago.

8                   MS. E. GROSS: Could we not say lower  
9           class/upper class? What we are talking about  
10          is the income.

11                  MR. FORMAN: Absolutely.

12                  MS. E. GROSS: Thank you.

13                  MR. WEITZMAN: Seth, I just have this  
14          one comment in looking at those numbers. I  
15          don't know that it is taking into account the  
16          movements in and out of the county, because one  
17          of the conclusions I would reach, out of this,  
18          is that we all know the cost of housing on Long  
19          Island, so to be able to afford a house at a  
20          median price on Long Island, you have to be  
21          making what you characterize as an upper-class  
22          salary. So, people moving in have to be in the  
23          \$100,000 range and above to be moving in,  
24          whereas we all know how difficult it is to make  
25          it on Long Island on a \$30,000 income. So

1                   Executive Director's Report

2           those people are probably moving out.

3                   That doesn't take into account the  
4           change in economic status of the people who are  
5           actually living here. It doesn't take into  
6           account the reality of an overheated housing  
7           market, who can stay and who is going. And I  
8           don't know how you would adjust those numbers  
9           for that, but I think it is a major impact as  
10          to the movement of people in and out of the  
11          county, or both counties together.

12                   MR. FORMAN: Yes, I think that there  
13          is a distinction to be drawn between people who  
14          locked into the housing market before the  
15          housing boom of 2000 and those who have not yet  
16          come.

17                   CHAIRMAN LAROCCA: I would add,  
18          Howard, I think along the same lines that  
19          ultimately all of these figures can't stand  
20          alone. It is their purchasing value against  
21          the total cost of living.

22                   So, in some of these periods that  
23          might be measured, a number might sound good to  
24          you reconciled to what happened to property  
25          taxes or other costs of living. A lot of the

1                   Executive Director's Report

2       national statistics for this year don't take  
3       into account what happened to energy costs, for  
4       example. The lower income you have, the higher  
5       percentage they represent of your purchasing  
6       power, of your disposable income.

7                   Ultimately, I think this kind of a  
8       presentation, which we should have on a regular  
9       basis as we monitor economic trends, has to  
10      also have to have a way of reflecting the  
11      actual potential to live with those numbers.  
12      Because if we are looking at these same numbers  
13      in Iowa, we would have an entirely different  
14      story.

15                  MR. WEITZMAN: The reason that I make  
16      that point is that my office has been highly  
17      critical of the state agency. As we pointed  
18      out publicly, Nassau County, for example, gets  
19      14 percent of the school budget paid for by  
20      state aid, as compared to the state average,  
21      which is approximately 37 percent. I think the  
22      number in Suffolk is about 30. And the reason  
23      that our state percentage is so low is because  
24      one of the major components of the state aid  
25      formula, if you can call it a formula, is

1                   Executive Director's Report

2           property value, as opposed to incomes. These  
3           types of charts make it look like the incomes  
4           in Nassau and Suffolk are actually increasing,  
5           whereas the spendable incomes have to be going  
6           down when taking into account the housing  
7           costs.

8                   I just caution the use of these  
9           numbers to make it look like things are  
10          actually better and more people are moving into  
11          higher economic classes. I think it is just an  
12          affordability factor with respect to houses.  
13          They are probably having a more difficult time  
14          making their tax payments than they did five  
15          years ago, even though their incomes are  
16          higher.

17                   MR. FORMAN: Thanks. The United  
18          States national measure for personal income per  
19          capita has increased slightly in  
20          inflation-adjusted dollars by 1.4 percent,  
21          about \$538. This is up to the latest, August  
22          of 2006.

23                   The next chart, which considers  
24          Disposable Personal Income, which is  
25          essentially personal income per capita minus

1                   Executive Director's Report

2           taxes, indicates that disposable personal  
3           income has increased about \$1,200, or 3.9  
4           percent, in inflation-adjusted dollars, between  
5           the second quarter of 2000 and the second  
6           quarter of 2006.

7                   The next chart indicates that while  
8           per capita incomes have grown at a modest pace,  
9           wages and salaries of workers have not. The  
10          average wage and salary per worker hour has  
11          been basically flat since 2000, growing  
12          slightly despite a growing economy and rapid  
13          growth in the productivity of workers.

14                  On the next chart we see that Average  
15          Weekly Earnings in the private sector between  
16          2000 and 2005 have dropped by around 2.7  
17          percent, from \$587 to \$571, in  
18          inflation-adjusted dollars.

19                  MR. WEITZMAN: Seth, on the  
20          Disposable Personal Income chart, where you  
21          have disposable personal income, it is income  
22          per capita minus taxes.

23                  MR. FORMAN: Yes.

24                  MR. WEITZMAN: What taxes are we  
25          talking about?

1                   Executive Director's Report

2                   MR. FORMAN: Those are all taxes --

3                   MR. WEITZMAN: Property taxes?

4                   MR. FORMAN: -- that are collected by  
5 state and federal government.

6                   MR. WEITZMAN: So it is not property  
7 taxes.

8                   MR. FORMAN: Well, in many states  
9 property taxes are collected by the states. I  
10 will check that figure.

11                  VICE CHAIRMAN CAMERON: It really  
12 can't be, because it is apples and oranges.  
13 States vary.

14                  MR. TONNA: Income tax not included.

15                  VICE-CHAIRMAN CAMERON: Income tax  
16 probably is.

17                  MR. TONNA: Not sales tax, obviously.

18                  MR. FORMAN: I believe these are all  
19 taxes that are registered with the IRS.

20                  MR. TONNA: So it is aggregated?

21                  MR. FORMAN: Yes. But I will check  
22 that. I did know that, and now it slipped my  
23 mind, but I will make sure to make a note of  
24 that.

25                  MR. WEITZMAN: If you are talking

1                   Executive Director's Report

2           about IRS, then you are not talking about sales  
3           taxes.

4                   MR. FORMAN:   They do collect  
5           information from the states.

6                   MR. WEITZMAN:   Do they?

7                   MR. FORMAN:   Yes.   Let me make a note  
8           of that, because that is important in talking  
9           about the region.

10                   On Wages and Salaries, we said it had  
11           gone down.

12                   Average Weekly Earnings down.

13                   Total compensation per hour.   Lots of  
14           economists say that wages and salaries have  
15           gone down, although when all of these  
16           payments -- overall compensation to workers,  
17           including health benefits, pensions, and  
18           employer contributions to social insurance  
19           programs -- are taken into account, all of  
20           those costs, the total compensation per hour  
21           has gone up, when adjusted for inflation, by  
22           about \$1.26, or 4.9 percent, per hour.   It is  
23           from \$25.60 an hour to \$26.86 in 2006.

24                   Total Average Compensation Per Job  
25           between 2000 and 2005 increased by \$1,091, or

1                   Executive Director's Report

2           2.3 percent, in inflation-adjusted dollars.

3                   Again, wages and salaries are taking  
4           a smaller percentage of total worker  
5           compensation, so it is costing employers more  
6           to have employees. But a lot of employees  
7           don't feel like they are seeing that in their  
8           paychecks. Wages and salaries for workers have  
9           declined from 72.6 percent of total  
10          compensation in 2000 to 70.3 percent in 2006.

11                   Then, of course, on the other side of  
12          that coin, total benefits for workers have  
13          grown from 27.4 percent in 2000 to 29.9 percent  
14          in 2006.

15                   One of the things that you hear about  
16          a lot today is that worker productivity has  
17          increased at a much more rapid pace than real  
18          hourly compensation, and that seems to be true  
19          from the recent data that has been released.  
20          According to the Bureau of Labor Statistics  
21          Productivity and Labor Compensation Indices,  
22          output per worker, how much a worker produces,  
23          has grown by 16.6 percent in the last six  
24          years, while total hourly compensation of  
25          workers has grown by only about 7 percent.



1                   Executive Director's Report

2           This means that workers aren't able to demand a  
3           higher share of increased output.

4                   Some economists like to look to how  
5           much we are spending rather than how much  
6           income they are having, and those two things  
7           diverge quite a bit in the federal data.  
8           Apparently, people spend a lot more money than  
9           they report having. The per capita personal  
10          outlays increased by about 7.1 percent, or  
11          \$2,146, from about \$29,000, almost \$30,000, in  
12          2000. So there is a divergence between what  
13          people are reporting they have and what they  
14          are reporting they spend.

15                   That is the presentation.

16                   CHAIRMAN LAROCCA: Is that a  
17           reflection of the debt that people are  
18           acquiring?

19                   MR. FORMAN: Yes.

20                   CHAIRMAN LAROCCA: I read recently  
21           where the disparity between what people are  
22           spending and what they are bringing in, the  
23           overspending, if you will, which is made up by  
24           debt, is at the highest level since the  
25           Depression.

1                   Executive Director's Report

2                   MR. FORMAN: I don't know about that.  
3 I am sure that that has played a large role in  
4 it. Several economists have pointed out that  
5 net worth is higher than it has ever been  
6 before, too. So if people are increasing their  
7 debt, they are also increasing their wealth and  
8 their assets to support that debt. There is a  
9 debate about that as well.

10                  MR. WEITZMAN: That is just an  
11 inflation in their house value.

12                  CHAIRMAN LAROCCA: Thank you. Our  
13 purpose in dealing with this introductory  
14 effort was to let you see the kinds of  
15 materials that can be assembled, and talk with  
16 you about the frequency by which we might ask  
17 Seth to provide these to us.

18                  It is my sense that because economic  
19 trends take a while to manifest themselves,  
20 this would not be the kind of thing that  
21 everyone would necessarily want to see on a  
22 monthly basis, even though we are now meeting  
23 on a monthly basis, but I would think that  
24 perhaps every other month or every quarter  
25 would be sufficient for this kind of data.

1                   Executive Director's Report

2                   And let me defend: I put Seth under  
3                   great pressure to produce these at this  
4                   meeting, so to have had only one reverse  
5                   description there wasn't too bad.

6                   What would be your sense, I would ask  
7                   the Board, as to the frequency with which you  
8                   would like to see this information?

9                   VICE CHAIRMAN CAMERON: I think  
10                  quarterly would be fine.

11                  MS. SANDERS: Yes, quarterly.

12                  CHAIRMAN LAROCCA: That will be the  
13                  plan, then, until we change it. Seth, will you  
14                  note that.

15                  MR. FORMAN: Now we have Chris Jones  
16                  and the staff of the Regional Plan Association,  
17                  who are supposed to brief us on the Long Island  
18                  2030 Project. There is a summary in the  
19                  binders, again a poor copy, and I apologize.

20                  CHAIRMAN LAROCCA: Let me mention two  
21                  other quick items. At the last meeting we  
22                  talked about communicating with our delegation  
23                  in Washington concerning the insurance issue.  
24                  We are in the process of doing that, but I  
25                  don't have a letter here for you today.

1                   Long Island 2030 Project

2                   A little bit of an introduction to  
3           our friends from the RPA. They are represented  
4           here today by Bob Yaro, who is their president  
5           of very long standing now, even though he is a  
6           young man. The RPA is known to all of you as  
7           the Regional Plan Association, and they have  
8           undertaken this initiative. The only caveat I  
9           give you, Bob, is that we really are under time  
10          pressure. Twelve to fifteen minutes is about  
11          right, if you can.

12                  MR. YARO: Right. I assume the sign  
13          of a three-minute limit that I see in the front  
14          doesn't apply in this case.

15                  CHAIRMAN LAROCCA: Well, if you  
16          could.

17                  MR. YARO: We will go a little more  
18          than three minutes. We have a handout here and  
19          then a PowerPoint presentation.

20                  I want to thank the Board for the  
21          opportunity to present this to you. This is a  
22          work in progress. We started working on this,  
23          I guess, about a year and a half ago.

24                  You will see, if you go to the first  
25          slide, that there is a working group that has

1                   Long Island 2030 Project

2       been working in partnership with the Regional  
3       Plan Association on this. This is a partial  
4       list of the participants. In fact, both county  
5       planning federations have been working with us  
6       and a number of other groups, the Rausch  
7       Foundation and others.

8                   The basic idea here is to build on  
9       experience in probably 25 or 30 metropolitan  
10      areas, large regions around the country, large  
11      and small, and many of them even more complex  
12      and politically challenged than Long Island,  
13      places like Chicago, Los Angeles and others,  
14      large and diverse places. Los Angeles, I  
15      think, is a seven-county region that everyone  
16      said couldn't get together a regional agenda to  
17      plan for the next generation of growth. And  
18      they have done this.

19                  I will just go quickly through this.  
20      The second page here is the Project Objective.  
21      Basically, the idea here is to build a broad  
22      public consensus on where we put the next  
23      generation of growth on the Island, what kind  
24      of transportation systems are needed to support  
25      new settlement patterns, and then what are the

1                   Long Island 2030 Project

2           actions needed by the state and county and  
3           municipal governments and the private sector,  
4           the civic sector, and so forth, to ensure that  
5           development happens in ways that are fair and  
6           equitable.

7                   I think fundamentally the notion is  
8           that Long Island, under most definitions, is  
9           built out. We have to find new ways to grow,  
10          and arrive at a new public consensus on ways to  
11          grow.

12                   Next slide.

13                   The Working Group Members. This is a  
14          large and inclusive group, and the intent here  
15          is to add others. One of the things we might  
16          like to talk to you about is how we can  
17          collaborate with the Regional Planning Board as  
18          you move ahead and create a Work Plan for  
19          yourselves, and this is something that we are  
20          very eager to work with you on.

21                   The next set of images basically  
22          shows growth starting in the '30s and through  
23          the '60s for the whole 31-county tristate area.  
24          Of course, the focus here is on Nassau and  
25          Suffolk, but, as you see, what we have been

1                   Long Island 2030 Project

2           doing is, like annular rings on the Island, we  
3           have been paving a few miles east every year in  
4           Nassau County from the Queens County line, and  
5           we are getting awfully close to Montauk at this  
6           point.

7                   One of the reasons that we in RPA are  
8           interested is that we are a tristate  
9           not-for-profit civic group. We are interested  
10          in working on Long Island because we think that  
11          Long Island is probably the closest built out  
12          of all of the suburbs. This is the first  
13          suburban area of the region to be built out.  
14          It was the kind of initiative that we thought  
15          would be helpful in helping Long Island make  
16          this transition to new development patterns,  
17          and so forth.

18                   Next slide.

19                   The big challenge, according to your  
20          own forecasts and the New York Metropolitan  
21          Transportation Council's forecasts, is that,  
22          since Long Island has the potential to add  
23          400,000 new residents and a couple of hundred  
24          thousand additional jobs by 2030, clearly you  
25          must create the asset for that housing market

1 Long Island 2030 Project

23                   Dozens of regions across the country  
24       have essentially used new technology,  
25       geographic information systems, mapping,



1                   Long Island 2030 Project

2           computer-generated simulations, and new  
3           technologies in electronic town meetings.  
4           Basically, these three technologies come  
5           together in a new state-of-the-art, a term of  
6           the art called regional visioning. The intent  
7           here is to engage large groups of citizens and  
8           stakeholders in a public dialogue about where  
9           growth can and should occur.

10                   If you look through the punch list  
11           here, the idea is to give people an opportunity  
12           to engage in the process so that it isn't the  
13           same few people but rather a large  
14           cross-section of concerned citizens. The idea  
15           is to identify the core values of the region,  
16           create scenarios that allow people to choose  
17           different futures for the Island. You can't  
18           get everybody on board, but the idea is to have  
19           a broad consensus that allows elected officials  
20           at the county and municipal level, the town and  
21           village level, to take actions that they may in  
22           fact want to take anyway but that you need  
23           public support for.

24                   We have a couple of slides here from  
25           other places. We had Mark Pisano here at a

1                   Long Island 2030 Project

2       public session in December from the Southern  
3       California Association of Governments, one of  
4       the models here, the Southern California  
5       Compass Project, which is very similar. In  
6       addition, it has the technology that the  
7       working group here has decided in the process  
8       to try to use here. They came up with what  
9       they call the 2 percent solution for a very  
10      large region. They identify 2 percent of the  
11      land area of the seven-county region in  
12      Southern California.

13               But it is Los Angeles that has two  
14      things: One, the capacity to grow, the  
15      infrastructure, the potential developable or  
16      redevelopable land; second, the will to grow.  
17      They had local officials and civic leaders and  
18      business leaders who were prepared to  
19      accommodate additional density, additional  
20      development or redevelopment in their  
21      communities.

22               The important thing here is that in  
23      fact in L.A., in Chicago, in Salt Lake, in  
24      Atlanta, and other regions that have gone ahead  
25      with these processes, they have then moved into

1                   Long Island 2030 Project

2           a series of demonstration projects and then  
3           both regional and local initiatives to  
4           accommodate additional growth. Southern  
5           California, Salt Lake, Chicago, others, have  
6           all come up with new regional housing  
7           strategies, investing in most cases billions of  
8           dollars in new transit systems and fixing  
9           highway bottlenecks and that sort of thing. In  
10          Chicago, there has been a similar kind of  
11          process. I will go through these fairly  
12          quickly. You see the descriptions here and we  
13          can provide additional backup in their websites  
14          behind each one of these if you are interested  
15          in taking a look at it.

16                   I am going to turn it over to Chris  
17          Jones now to talk about where we are in the  
18          process here on Long Island, and then leave a  
19          few minutes for discussion. Thank you.

20                   MR. JONES: I am just going to take  
21          about five minutes to give you an overview of  
22          the proposal that you have in your briefing  
23          packet, just to give you a sense of what is in  
24          there. We can certainly take a look at it in  
25          more detail and come back with any questions

1                   Long Island 2030 Project

2           you have.

3                   Several people in the room put this  
4           proposal together over the last seven years,  
5           seven or eight years. It is a fairly expansive  
6           working group that helped develop these  
7           concepts and exactly what we would do.

8                   I think one difference between some  
9           of the examples that Bob put up on the screen  
10          and what you have here on Long Island is that  
11          you already have some of the pieces in place to  
12          start this sort of effort.

13                  For one thing, you have a very  
14          extensive history of regional planning between  
15          the Long Island Regional Planning Board and  
16          what Nassau and Suffolk Counties have done  
17          individually, which is something that certainly  
18          was not the case in Utah and certain of the  
19          other place where it took place. So you have  
20          that type of foundation to work from.

21                  The Long Island Index is obviously a  
22          key piece that several of these places had to  
23          go out and invent before they started these  
24          citizen-like regional planning efforts. It is  
25          really critical to get everyone on the same

1                   Long Island 2030 Project

2           page in terms of what the data is, what the  
3           problems are, what some of the objectives are  
4           that you are working toward. The Index is  
5           obviously a key element that any sort of  
6           visioning project on the Island would  
7           incorporate as it moves forward.

8                   There have been several community  
9           visioning projects already underway -- for  
10          instance, in Wyandanch, Huntington, etc., that  
11          this process is designed to support.  
12          Hopefully, it will replicate in other places,  
13          it will make the ones that are underway more  
14          effective, basically by giving people more of a  
15          regional perspective to see sustainable  
16          developments.

17                   Next slide, please.

18                   Very quickly, over the last year and  
19          a half we have already completed several tasks.  
20          We had a couple of stakeholder meetings in  
21          April and December in which we invited many  
22          civic, business, political organizations to try  
23          to get their input on how we should proceed.

24                   The proposal that you have in front  
25          of you is really a compilation of a couple of

1                   Long Island 2030 Project

2           things. One, it is our review of what works in  
3           the process in other regions, what it would  
4           take to do it here. It was input from the  
5           stakeholder groups, in addition to the working  
6           group members, as to what would be most  
7           effective here on the Island.

8                   Next slide, please.

9                   One of the things we did was to take  
10          as many of the existing plans as we could get  
11          our hands on. People tried to develop a  
12          synthesis of these. What are the projects that  
13          are already underway? How could this be  
14          supported? We mapped them as best we could.  
15          But that was also one of the foundations on  
16          which this project would be based and from  
17          which we would proceed.

18                  Next slide, please.

19                  In a couple of cases we had test-run  
20          this process. We have developed a couple of  
21          hypothetical scenarios, taking the road that  
22          was projected out, and said, OK, what would  
23          happen if you distributed that more in centers  
24          on the Island, in places like Yaphank and the  
25          Nassau Hub, other downtowns, as opposed to the

1                   Long Island 2030 Project

2           more dispersed type of settlement that would be  
3           the business-as-usual scenario, and just tested  
4           them against a number of variables that we  
5           could test with this model?

6                   Next slide, please.

7                   Just to see what types of different  
8           outcomes you get from --

9                   VICE CHAIRMAN CAMERON: I apologize.  
10          Could you go back to that last slide for a  
11          second? I am not sure what that tells us. Can  
12          you explain that?

13                  MR. JONES: Yes. Again these are two  
14          hypothetical scenarios that we put together. I  
15          think for this one, just as an example, we  
16          said, OK, let's take an additional 100,000  
17          people that you are assuming are going to have  
18          to be put somewhere. As you back up a little  
19          bit, the exercise that you would go through in  
20          one of these workshops is that you have people  
21          sitting around the table and saying, you have  
22          100,000 people you have to put somewhere on the  
23          Island. Where would you put them? What are  
24          the implications for transportation, for  
25          schools, etc.? You get them talking about it

1                   Long Island 2030 Project

2           and distributing them. You end up with  
3           different people coming up with different  
4           concepts of where they would like to see it go.  
5           Then you test what that means for things like  
6           transportation, congestion, property taxes,  
7           school enrollment, etc.

8                   What we did is say, let's say we went  
9           through this exercise and we had a couple of  
10          scenarios. One is where people were geared  
11          more toward growth in existing town centers and  
12          infill areas. Another is where more of the  
13          growth went, as it has over the last fifty  
14          years, in dispersed, open-space development.  
15          We just tested what the implications of those  
16          two scenarios would be.

17                   Next slide.

18                   This is just one of the variables.  
19          You can see you have nearly twice as much  
20          vehicle miles traveled and dispersed, not an  
21          unexpected outcome, but still it is an  
22          eye-opener for people when you actually measure  
23          it and show what the implications are.

24                   Next slide.

25                   I am not going to spend any time on



1                   Long Island 2030 Project

2           these principles. In one sense, these are ones  
3           that we developed out of the group you have  
4           already met with. But it would go through an  
5           additional vetting process as the project moves  
6           forward. In one sense, they are apple pie.  
7           Most projects of this sort start out with a  
8           similar list. But still they are very  
9           important in articulating them, getting  
10          feedback on them, giving people the opportunity  
11          to say this is what is really important to me.  
12          Many of the projects spend much of their  
13          initial phase going through that.

14                   Next slide.

15                  The project outcome. If anything  
16                  recurred, this has to lead to some tangible  
17                  outcomes. Many of these issues have obviously  
18                  been dealt with before. You can't start the  
19                  process and say these are the specific outcomes  
20                  that you are going to receive, because the  
21                  whole idea of it is to get citizens engaged in  
22                  these questions and the answers to them. As we  
23                  have seen from some of the other areas, there  
24                  were some very tangible outcomes in terms of  
25                  new plans for municipalities, new demonstration

1                   Long Island 2030 Project

2           projects, new transportation investments.

3                   I think the key to this, instead of  
4           recommendations coming from the Planning Board,  
5           RPA or anyone else, is that the idea is to get  
6           citizens asking for these things rather than  
7           having them recommended to them. That is  
8           really the whole concept behind it.

9                   Again, we are proposing a three-phase  
10          project. The first phase is really developing  
11          more of the tools, doing more of the outreach  
12          with local leaders, civic, etc., and running  
13          through some of these visiting workshop  
14          materials with leadership groups to get them  
15          invested in the process, to develop some of the  
16          tools that you need in order to do a  
17          larger-scale public process.

18                   Next slide.

19                   The second phase would be more of the  
20          intensive public outreach, where we would have  
21          perhaps 10 to 12 workshops around the Island  
22          pull together the outcome, do the analysis, run  
23          through the implications, and hopefully develop  
24          a preferred business strategy which reflects  
25          the consensus pretty much from what is heard.

1                   Long Island 2030 Project

2                   The third basis, when you get into  
3                   the actual implementation, would be the things  
4                   that you saw in Los Angeles and you saw  
5                   elsewhere, where you have demonstration  
6                   projects in growing communities, more  
7                   integrated transportation, land-use strategies,  
8                   and also reforms in state policies. These  
9                   procedures are very powerful in putting  
10                  additional pressure on the states to provide  
11                  the incentives that you need for localities and  
12                  how to exactly implement what you are trying to  
13                  do.

14                  Last slide.

15                  Where we are right now, we are  
16                  receiving funding, we have a proposal submitted  
17                  to NYMTC -- New York Metropolitan  
18                  Transportation Council -- and we are having  
19                  discussions with them. We will be seeking  
20                  additional funding from foundations and  
21                  organizations.

22                  Obviously, before this gets off the  
23                  ground, we have to coordinate with you and the  
24                  counties and the localities to make sure that  
25                  what we do is reinforcing your efforts. Thank

1                   Long Island 2030 Project

2           you.

3                   MR. YARO: Questions, sir?

4                   MR. TONNA: Bob -- right?

5                   MR. YARO: Yes.

6                   MR. TONNA: You mentioned that we are  
7           quickly approaching the number-one least  
8           affordable place. So what is number one?

9                   MR. YARO: I think we are still  
10          behind the Bay Area and parts of --

11                  MR. TONNA: San Francisco?

12                  MR. YARO: The San Francisco Bay Area  
13          is number one.

14                  MR. JONES: And Washington, D.C.,  
15          Bob.

16                  MR. YARO: And D.C. and Montgomery  
17          County.

18                  MR. TONNA: You mentioned about  
19          coordination and about coordinating efforts. I  
20          think your final comment was that we should be  
21          promoting you, not you promoting us, but we  
22          should be promoting the work that you are  
23          doing. I would just say that there is a  
24          reciprocity there, and we should be thinking  
25          about the point that here you are out there

1                   Long Island 2030 Project

2           seeking funding, doing all of this, and I think  
3           it should be one of the roles of the Long  
4           Island Regional Planning Board, once we get our  
5           Executive Director on board and some permanency  
6           in our structure, to collaborate and then help  
7           pave the way for you and your organization to  
8           be able to continue this process.

9                   So, thank you very much for the  
10          presentation. It is very educational.

11                  MR. YARO: Thank you.

12                  VICE-CHAIRMAN CAMERON: Bob, can you  
13          tell us the status of your application?

14                  MR. YARO: Yes. It is pending with  
15          NYMTC. It will be going to their board, I  
16          guess, later this fall. It has been  
17          circulated.

18                  MS. E. GROSS: Use the mike, please.

19                  MR. YARO: I'm sorry. It has been  
20          circulated to the staff. NYMTC is also in  
21          transition. They have a new Executive  
22          Director, Joe Ettinger. The staff is very  
23          specific in pursuing the project. We are in  
24          this political equilibrium or intermezzo here.  
25          I think they will probably wait and see what

1                   Long Island 2030 Project

2           kind of leadership we get in Albany. We know  
3           that the two leading candidates anyway have  
4           expressed their interest in supporting this  
5           kind of concept. So I think it is going to get  
6           support from NYMTC.

7                   We have support from the Rockefeller  
8           Foundation, which I expect will continue. The  
9           intent is to reach out to the Long Island  
10          Community Foundation, which has expressed  
11          interest with projects already. We expect  
12          other support from local foundations and  
13          businesses as well as from NYMTC and others.

14                   VICE-CHAIRMAN CAMERON: What would  
15          you like to see from this Board?

16                   MR. YARO: We are not asking for  
17          financial support. We would really like to  
18          explore a collaboration with the Regional  
19          Planning Board. The RPA: What do we do? We  
20          are a not-for-profit civic group. We are a  
21          little organization, we have a \$4 million a  
22          year budget. It is a big region, and we only  
23          get things done through collaborations with  
24          other public and civic and business groups. So  
25          we would like to see some kind of

1 Long Island 2030 Project

2 collaboration, at least. At minimum, the  
3 blessings of and input from and participation  
4 with; beyond that, as active a role as the  
5 Regional Planning Board would like to play in  
6 this process.

7 MR. WEITZMAN: Jim, I just have a  
8 couple of questions. It is very interesting  
9 the questions you put out. I think Nassau and  
10 Suffolk together as a regional planning group  
11 is very important.

12 MR. YARO: Yes.

13 MR. WEITZMAN: But one of the major  
14 differences between our counties is Nassau  
15 County's proximity to New York City, which  
16 affects the planning that goes into it.

17 One number that came out of your  
18 charts that I think drove a lot of the other  
19 assumptions was the growth of 400,000. I was  
20 wondering, did you break that down between the  
21 counties?

22 MR. YARO: The forecasts are your own  
23 forecasts. As I recall, I think most of the  
24 growth is in Suffolk, but some of it is in  
25 Nassau.

1                   Long Island 2030 Project

2                   MR. JONES:  Yes.  I don't have the  
3                   specific numbers, but there are specific county  
4                   forecasts that are their figures, and those  
5                   continue to have more of the growth than in the  
6                   past.

7                   MR. YARO:  One of the things we did  
8                   is that we started with the two official  
9                   forecasts of your own, and the official public  
10                  forecasts are from NYMTC.  But they concur.  I  
11                  think they are within 1 or 2 percentage points  
12                  of each other.  Again, they all assume that the  
13                  capacity is going to be there, which I would  
14                  argue at the moment isn't -- the housing  
15                  market, the transportation system, the water  
16                  supply, the schools.

17                  MR. WEITZMAN:  I think clearly there  
18                  are very big differences between open spaces in  
19                  Suffolk County and open spaces in Nassau  
20                  County.  That is evident by the charts you put  
21                  up.

22                  The second point I would make is the  
23                  affordability question that you raised and  
24                  listing Nassau and Suffolk as the least  
25                  affordable areas in the country.  I think that



1                   Long Island 2030 Project

2           a lot of that relates to our status as an  
3           inner-ring suburb, and the fact that Nassau is  
4           so close to one of the most expensive areas in  
5           the country.

6                   When we compare ourselves to other  
7           cities, for example, in affordability, we are  
8           really doing ourselves a disservice. We should  
9           be comparing ourselves to other inner-ring  
10          suburbs, the suburbs that surround those other  
11          cities and compete against the suburbs. We  
12          will never compete as a region against North  
13          Carolina and South Carolina and Tennessee and  
14          areas like that. But we can compete as a  
15          region against other inner-ring suburbs around  
16          Chicago or around Boston, around L.A., around  
17          San Francisco.

18                  MR. YARO: A couple of points. One  
19          is that the equation, I think, is going to  
20          change on the Island and is starting to change  
21          in other parts of the tristate area and other  
22          parts of the country, from a model on which the  
23          development happens on greenfield sites at the  
24          edge of the region to, rather, the one where  
25          most of the development is going to be on

1 Long Island 2030 Project

2 infill and redevelopment sites.

3 The fastest-growing community in  
4 terms of numbers in the United States of the  
5 past fifty years is New York City. It is not  
6 Atlanta, it is not Phoenix. And it is all  
7 infill and redevelopment. There are not a lot  
8 of undeveloped sites in New York City. That is  
9 the kind of direction that has come out of all  
10 the visioning process, whether Salt Lake or  
11 Chicago or L.A. It is all of these places.

12 And it is citizens who make the  
13 choices. You realize you can't put 400,000  
14 people out on greenfield sites in Suffolk  
15 County any longer. You certainly can't do it  
16 in Nassau County. The only place you could  
17 accommodate any kind of development is going to  
18 be in existing villages and towns, redeveloped  
19 spaces, industrial areas, and so forth.

20 VICE-CHAIRMAN CAMERON: Bob, I just  
21 want to be clear. If I recall correctly, I  
22 think that statistic was for least  
23 affordability for lowest income; is that not  
24 correct?

25 MR. YARO: Yes.

1                   Long Island 2030 Project

2                   VICE-CHAIRMAN CAMERON:   And the point  
3           being -- and I think that is part of our  
4           challenge -- that if a majority of people still  
5           perceive this to be affordable for them, then  
6           you have to marginalize, which might be a  
7           greater hurdle.   It is becoming less and less  
8           affordable for us to get the density, whether  
9           it is zoning changes, to get development,  
10          wherever that is.   That makes the challenge  
11          much greater.   People don't perceive the  
12          problem as being their problem.

13                  MR. JONES:   Right.   It came out of  
14          the lower income.   It is a corollary to this  
15          problem that Howard raised.   You do want to  
16          prepare the suburbs in the suburbs, but it is a  
17          problem of what you do in affluent places for  
18          people in any income range up to the top 20  
19          percent.

20                  CHAIRMAN LAROCCA:   Let me jump in.  
21          It is 11 o'clock.   Thank you, Bob.   Thank you  
22          for opening this discussion, which will  
23          continue, as Seth will be in touch.   Were there  
24          any other questions?

25                  MS. E. GROSS:   Yes, I have one.   I

1 Long Island 2030 Project

2 know that you said generally before what you  
3 wanted from us. I guess I would like you to be  
4 specific. As to any actionable thing that we  
5 need to do, you need to tell us what that is.

6 MR. YARO: I think ideally we would  
7 look for a resolution of support from the  
8 Regional Planning Board for the project, as a  
9 minimum. The minimum, your acquiescence, and  
10 we know you are getting organized still. The  
11 minimum, I guess, would be simply to continue  
12 this dialogue. Beyond that, a resolution of  
13 support would be very helpful with all of the  
14 funders, because the question is whether there  
15 is political support for this on the Island in  
16 moving ahead with this. Beyond that, we would  
17 be interested in exploring ways that we could  
18 collaborate in some kind of partnership and  
19 have the Regional Planning Board actually  
20 become a full partner in some way in this  
21 initiative.

22 As I say, we understand this is a  
23 real heavy lift trying to engage the folks on  
24 the Island and all of the stakeholders in  
25 thinking about where the heck we are going to

1                   Long Island 2030 Project

2           put the next generation of growth. This is not  
3           going to be easy. We have all got to be  
4           pulling together if this is going to work. We  
5           would love to see the Regional Planning Board  
6           play a part in it.

7                   We are hosting a meeting next  
8           weekend, a week from this coming weekend, in  
9           Miami of the thirty largest regional council  
10          members. I mentioned this to Jim when we got  
11          together in Sag Harbor this summer. I would  
12          like to reach out to them to get suggestions  
13          for candidates for the positions, so we can get  
14          the latest job description and that sort of  
15          thing, love to do that and see if we can get  
16          some suggestions from all of them. It would be  
17          about 30 of the executive directors in the  
18          larger regional planning councils in the  
19          country.

20                   VICE-CHAIRMAN CAMERON: That is fine  
21          but we do have a time issue. Time is of the  
22          essence, that's all.

23                   MR. YARO: A week from Saturday.  
24          Will you be closing before then?

25                   CHAIRMAN LAROCCA: Jim, did you have

1 Long Island 2030 Project

2 something?

3 MR. LARGE: No, I did not.

4 CHAIRMAN LAROCCA: Your red light is  
5 on.

6 MR. LARGE: My apologies. I thank  
7 you for the presentation, Bob. I am well aware  
8 of the work you do and how it can help on Long  
9 Island. Thank you.

10 MR. YARO: Thank you. We are eager  
11 to help.

12 MR. TONNA: One quick point. We can  
13 talk about it later. I know you talked about  
14 income, but I would love to have a study about  
15 government services. In other words, the level  
16 of services that these suburban counties give  
17 is tremendous. I would like to talk about that  
18 at some time. I know we are in a rush.

19 MR. YARO: We will tell you about our  
20 work in New Jersey, where we are working with  
21 Governor Corzine on property tax reform, local.  
22  
23 and school finance reform. Actually, if you go  
24 on the website, there are a series of analyses  
25 for the tristate area.

1                               Code of Ethics

2                               MR. TONNA:   The level of government  
3                               service.

4                               MR. JONES:   Yes.   It is also a focus  
5                               on the Long Island Index.

6                               CHAIRMAN LAROCCA:  Thank you very  
7                               much.  We are going to go next to the energy  
8                               presentation.

9                               Let me jump in with two quick matters  
10                              before we get into the energy matter.  First, I  
11                              put on the agenda the Code of Ethics for both  
12                              counties.  We appointed members of the board  
13                              are subject to the codes of ethics of our  
14                              respective counties.  The heart of all of these  
15                              codes, private sector, public sector, is to  
16                              avoid conflicts and appearances of conflicts of  
17                              interest.  Those of us who serve without  
18                              compensation are nevertheless bound by the  
19                              considerations of avoidance of conflict,  
20                              appearance of conflict, and so forth.

21                              At the heart of most of these  
22                              regulatory schemes is the idea that disclosure  
23                              is one of the key tools of avoidance of  
24                              conflicts of interest or the appearance of  
25                              conflicts of interest.

1                               Code of Ethics

2                               I sit on the board of KeySpan Energy  
3                               Company, and that has been fully disclosed any  
4                               number of times. I have a long history in the  
5                               energy field, both in the public and private  
6                               sector. I am going to recuse myself from  
7                               discussion with respect to this energy  
8                               presentation that we are about to have, in the  
9                               spirit of our obligations under the conflict  
10                              process.

11                             Not only is disclosure at the heart  
12                             of it, but all of these schemes rely on the  
13                             individual to step forward, to speak up, if you  
14                             find yourself uncomfortable about anything with  
15                             respect to conflict of interest.

16                             What I have asked for this morning is  
17                             that John Cameron, my Vice-Chairman and my  
18                             partner here, lead this discussion.

19                             This discussion comes out of our  
20                             discussion at an earlier meeting when the Board  
21                             looked at two very specific matters: The  
22                             offshore wind farm and the Broadwater LNG  
23                             terminal. I think that it will be my practice  
24                             on these energy and energy-related matters to  
25                             perhaps remind you of my other lives and then



1                               Budget Discussion

2           to recuse myself, which is what I am going to  
3           do this morning.

4                       The other item I wanted to get in  
5           before we did this, because we will then be  
6           very close to the executive session, is that we  
7           didn't take the report on the budget today. We  
8           are operating on our six year and we did make  
9           our requests to the County Executives in both  
10          counties during the summer. I know that Kevin  
11          is here today and can report to us at least on  
12          Suffolk.

13                      MR. LAW: Can I just make a comment  
14           on the dialogue we just had on the RPA?

15                      I think you should make sure that  
16           Seth or the new Executive Director coordinates  
17           with them, because I can see duplication of  
18           efforts at times, and we need to avoid that.

19                      I also see competition for the  
20           limited funds that are out there that, while  
21           hoping that Seth or the new Executive Director  
22           goes out and tries to get from foundations and  
23           others money to be had for regional planning  
24           efforts that can be made available to the  
25           Regional Planning Board, I just think there

1                               Budget Discussion

2       needs to be coordination so we don't have  
3       duplication of effort.

4                       With that said, I am happy to report  
5       that Steve Levy, County Executive of Suffolk,  
6       will be introducing his budget on Thursday, and  
7       we will comply with the Board's request for the  
8       budget proposal as submitted, now 50 percent of  
9       it, to both the income contributions that were  
10      going, a 100 percent increase in the cash  
11      outlay that we have given in the past. That  
12      budget will be filed on Thursday. I am not  
13      sure what Nassau County's time is but ours is  
14      on Thursday. You gave us a proposal of  
15      777-and-change, so we are meeting 50 percent  
16      with a combination of the incoming that we  
17      already do, with the cash, which will include  
18      this 100 percent increase with the cash.

19                   MR. TONNA: 100 percent increase over  
20      last year's, or the exact amount that we have  
21      requested? I thought you said both but I  
22      wasn't sure.

23                   MR. LAW: It is both. You made a  
24      request for \$777,000. You divide that up  
25      between two counties, it comes out to

1                               Budget Discussion

2               380-and-change. With Seth's salary and 25  
3               percent that we attribute to the statistician  
4               and the people that do the analyses and the  
5               reports, that total is about \$180,000. That  
6               leaves \$220,000, and that's the amount that we  
7               put in our budget. Last year we only gave  
8               \$100,000, so we are giving \$221,000 this year.

9                       MR. TONNA: In kind.

10                   MR. LAW: It is a combination.

11                   MR. TONNA: That is exactly what we  
12               requested.

13                   MR. LAW: It will be cutting into  
14               other budget areas and a lot of other  
15               departments may not be getting exactly what  
16               they requested, but the good news is you guys  
17               will be getting what you requested.

18                   MR. TONNA: Thank you so much.

19                   CHAIRMAN LAROCCA: If there are any  
20               members of this Board who are former presiding  
21               officers of any legislatures that might want to  
22               assist in the next stage, it will certainly be  
23               welcome.

24                   MR. TONNA: Being a former presiding  
25               officer, I think it is probably the best thing

1                               Energy Presentation

2               for this Board not to lobby my former  
3               colleagues.

4                               CHAIRMAN LAROCCA:   An act of  
5               omission.

6                               MR. TONNA:   Yes, an act of omission  
7               would probably be best.

8                               CHAIRMAN LAROCCA:   We very much  
9               appreciate it.

10                              Anyone from Nassau?

11                             MS. NAZERIAN:   I can speak for  
12               Nassau.   The budget will be released on Friday.  
13               While it isn't final, I think our application  
14               is to have \$250,000 cash and a full-time person  
15               in addition to the part-time people that we  
16               have talked about.   That will help.

17                             MR. TONNA:   I have to ask the same  
18               question.   Is that making good?   Does that add  
19               up?

20                             MS. NAZERIAN:   It is actually  
21               significantly more than we have given in the  
22               past.

23                             MR. TONNA:   I know that.   I am just  
24               trying to figure out, is it exactly what we  
25               requested?

1 Energy Presentation

6 MR. TONNA: I don't think that will  
7 work either.

14 VICE-CHAIRMAN CAMERON: Thank you,  
15 Jim.

1                               Energy Presentation

2           topicality of some of the issues, as Jim  
3           mentioned, Broadwater and wind farm. We  
4           invited representatives of LIPA and KeySpan to  
5           address us today, as well as invitations sent  
6           out to the general public and public notices to  
7           invite other interested individuals and  
8           residents of the bi-county region to speak, in  
9           a limited fashion, because we are somewhat time  
10          constrained.

11                       I would ask Seth Forman: Seth, do we  
12          have a response from LIPA with regard to  
13          representatives they send?

14                       MR. FORMAN: They had originally said  
15          they would attend. We got a call yesterday  
16          telling us that some projects they were working  
17          on had come up and they wouldn't be here today.

18                       VICE-CHAIRMAN CAMERON: From a  
19          personal perspective, I am really more than  
20          disappointed. We have a lot on our agenda here  
21          that hopefully affects the intelligence of the  
22          public, and I think the Board is trying very  
23          hard. Where this Board in the past met  
24          quarterly, we are now meeting monthly. We  
25          dedicated this meeting to issues of power. I

1 Energy Presentation

2 think for LIPA not to send a designee to  
3 present to us in a limited fashion what LIPA's  
4 plan for energy is to this Regional Board is, I  
5 think, an affront. I am more than  
6 disappointed. We have our next three meetings  
7 set up on transportation, the environment, and  
8 affordable-housing issues, and when we will be  
9 able to get back to energy issues, who knows?  
10 I am personally more than disappointed.

11 What was the response from KeySpan?

12 MR. FORMAN: Yes, I have been  
13 informed that KeySpan representatives would be  
14 here, and I believe that they are.

15 VICE-CHAIRMAN CAMERON: I would like  
16 the representative of KeySpan to present the  
17 issues, please, for the record, and thank you  
18 for being able to make the meeting today.

19 MR. MANNING: Thank you, Mr.  
20 Chairman. My name is David Manning, Mr.  
21 Chairman. I am the Executive Vice President of  
22 KeySpan. I have responsibility for corporate  
23 affairs, which includes pretty much anything  
24 external to the company and the environment.  
25 So the opportunity to interface with this

1                               Energy Presentation

2               committee is very valuable to us.

3                               I am joined by Tom DeJesu, who I  
4               believe everyone on the Island knows. Tom is  
5               our counsel to corporate affairs and also, of  
6               course, obviously does government relations for  
7               the company, as you know, companywide.

8                               I also have Bob Teetz. Bob is the  
9               Director of Environment. Bob is probably one  
10              of the leading minds in terms of the power  
11              sector. I am obviously biased, but Bob is  
12              probably one of the best sources of information  
13              on power generation and distribution in terms  
14              of technology and interface with the  
15              environment.

16                             Under the circumstances, this will  
17              not be a KeySpan story. I am going to  
18              endeavor, since this is the first opportunity  
19              to again thank you for this opportunity, to try  
20              to keep my comments generic to energy issues  
21              facing the Island. Where it is clearly a  
22              KeySpan perspective, I will say so.

23                             Number one, let me thank you for  
24              inviting us, and also for the creation of this  
25              Board. I was talking to Tom so I may have



1                               Energy Presentation

2       missed it, but I don't know that my friend,  
3       Mr. Yaro, pointed out that there is in fact  
4       also a Long Island chapter of the Regional Plan  
5       Association chaired by Dr. Ralph Scott of  
6       Adelphi and vice-chaired by myself.

7                       I think Ken raises a very good point.  
8       There will be lots of need for resources for  
9       planning. Our planning horizon for KeySpan is  
10      30 years, so we encourage this Board to provide  
11      a planning function which crosses geographic  
12      lines, crosses sectoral lines, and rises above  
13      some of the issues which all of us, of course,  
14      will address with a corporate hat or a sector  
15      hat. We believe that energy is absolutely  
16      central to the future of the Island because of  
17      its impact on cost of living, availability,  
18      reliability, choices, and impact on the  
19      environment. That is what I would like to  
20      address now.

21                   First and foremost, planning is all  
22      about energy; energy is all about planning.  
23      Thank you for including us. We have some  
24      unique concerns and needs on Long Island.

25                   Let me, first of all, just tell you,

1                               Energy Presentation

2       if I could -- and please stop me if you have  
3       heard this one -- how it works. The Long  
4       Island Power Authority is a state authority  
5       which has been responsible for the operation of  
6       the electric utility on Long Island since the  
7       end of LILCO. At that time, which is late  
8       '90s, Brooklyn Union was a major gas supplier  
9       within the region. All of that was consumed in  
10      the creation of KeySpan and LIPA as we know it  
11      today.

12                      KeySpan owns and operates the power  
13      plants on Long Island that are the larger  
14      plants, plus some of the newer ones. They have  
15      been joined by a number of other operators.  
16      KeySpan now probably represents about 60  
17      percent of the power supply on the island, not  
18      100 percent, not 80 percent. We are one of the  
19      power generators, but we do own the largest  
20      plants which are most known to you.

21                      We also operate for LIPA the actual  
22      transmission and distribution system. So  
23      transmission is the major lines, the major  
24      corridors. Distribution is the lines up to  
25      your homes. That is all owned by LIPA. But

1                               Energy Presentation

2           the LIPA trucks, the LIPA employees where you  
3           see they might be in uniforms, those are actual  
4           KeySpan employees who are on contract to LIPA.

5                       So LIPA is a state authority with  
6           responsibility for the planning decisions  
7           around electric power. They purchase their  
8           power from the Cross Sound Cable, from the  
9           suppliers, from the plants on Long Island.  
10          They also purchase power from KeySpan. All of  
11          the power that KeySpan produces on Long Island  
12          is dedicated to LIPA. That is why it appears  
13          that we are almost the same entity. That is  
14          the source of a lot of confusion.

15                      So one part of our company is to  
16          operate the LIPA system, own and operate the  
17          power plants, and also transport and distribute  
18          natural gas. That, of course, is also a  
19          significant part of our business. KeySpan is  
20          one of the largest natural gas distributors in  
21          the country. We have close to 3 million  
22          customers on the natural-gas side. LIPA, as  
23          you know, serves well over 1 million meters on  
24          Long Island, and they are the electric provider  
25          and we supply through them.

1                               Energy Presentation

2                               The issues, therefore, are as  
3 follows: Number one, reliability. This is  
4 very much in the news. I think the people on  
5 Long Island have a very low pain threshold for  
6 reliable power. A large volume of our power is  
7 generated from plants which are older. It is  
8 very difficult to site and build new generation  
9 on Long Island. I will get to renewables in a  
10 moment.

11                              So we do have 90 percent reliability  
12 on the plants we have, even though they are  
13 older. They are also relatively clean. If  
14 there are any questions on that, I brought Dr.  
15 Teetz with me for just that purpose. We do  
16 have some slides which we can give you, but I  
17 am not going to leave with those.

18                              Number two is cost. People on Long  
19 Island are determined to have reliability,  
20 certainly superior to that which has been  
21 experienced by some of our friends to the South  
22 and to the West. The environment: We have a  
23 great relationship with the pine barrens. We  
24 have to work with the environmentalists clearly  
25 in everything that we do. We have a

1                               Energy Presentation

2       partnership with the National Resources Defense  
3       Council. The energy industry works hand in  
4       glove with the environmental community, because  
5       energy is one of the last great industrials on  
6       Long Island. Our power plants are a large  
7       industrial user of fuel.

8                       Number three, of course, is security  
9       in supply. We are an island; we get our fuel  
10      supply from off the island. There are no  
11      natural gas wells or oil wells on Long Island.  
12      There is very little storage on Long Island.  
13      So our fuel supply is important, not only to  
14      heat our homes but also to power our plants.  
15      That is another critical issue.

16                     In 1990, this Island was essentially  
17      out of gas in terms of the natural-gas market.  
18      If you were building a new home, you couldn't  
19      get natural gas because there was inadequate  
20      supply coming up from the South.

21                     Bob Catell, somebody whom some of you  
22      may know, who is my boss, is the father of the  
23      Iroquois Pipeline. He went to Texas; he wanted  
24      more power, he wanted more gas pipelines. He  
25      basically said, that's what we do, I'll go back

1                               Energy Presentation

2           to Brooklyn, we will not deal until we are  
3           ready. So he went to Alberta, built a  
4           3,000-mile pipeline, took six years to get it  
5           approved because of Connecticut, took six  
6           months to build it. The price of natural gas  
7           was dropped by 50, by 100 percent. In other  
8           words, it was cutting down the day the Iroquois  
9           Pipeline was turned off, because we now had an  
10          adequate supply from Canada.

11                        So one of the issues for the Island  
12          is fuel diversity. You want to be able to  
13          trade off oil, sulphur oil, and natural gas in  
14          your power generation markets; you want to make  
15          room for renewables, you want to increase your  
16          efficiency, but you also have to have that  
17          reliability. You can't sacrifice that.

18                       Classically, about 50 percent of  
19          people on Long Island heat their homes with  
20          oil, and the Oil Heat Institute, I am sure,  
21          will be available, Mr. Chairman, at a future  
22          time. About 50 percent heat their homes with  
23          natural gas.

24                       On the electric side, LIPA makes the  
25          fuel decision in terms of how the plants are

1                                   Energy Presentation

2           operated. It is operated on a cost basis. If  
3           oil is less expensive than gas -- most of the  
4           plants on the Island now can burn gas or oil --  
5           there is a cost decision which is made. The  
6           oil which is burned is also low sulphur oil, it  
7           has very low sulphur content, and these plants  
8           are very clean when it comes to nitrogen and  
9           sulphur relative to the coal plants which are  
10          operating right across the Long Island Sound  
11          and in Pennsylvania. We have much cleaner  
12          power on Long Island, but it comes at a  
13          slightly higher cost, because natural gas.  
14          quite frankly, is a more costly fuel than coal.

15                        So then, of course, you have  
16          renewables. Now, renewables take in quite a  
17          cross-section. When the Energy Policy Act was  
18          passed last year, I was asked questions by  
19          Senator Clinton and others about ethanol. What  
20          does ethanol mean for New York? Well, ethanol  
21          is a struggle for New York, frankly, because we  
22          don't have a lot of feedstock for ethanol at  
23          this point. Also, the environmentalists will  
24          tell you that your ethanol tends toward waste.  
25          So there are some questions. I will refer you

1                               Energy Presentation

2               to this month's Consumer Reports. If you want  
3               an education on ethanol as a fuel alternative,  
4               get this month's Consumer Reports, which talks  
5               about the mileage equivalent of ethanol.

6                               I say that because we are not in  
7               Nebraska and I don't represent the corn  
8               industry. This is a KeySpan perspective. But  
9               I also was a delegate to Kyoto in the last  
10              decade, and I have been working on  
11              environmental issues, and I am the Chief  
12              Environmental Officer of KeySpan. So it  
13              happens to be an issue of some passion with me.

14                             Another form of renewable energy is  
15              fuel cells. Verizon has installed  
16              zero-emitting fuel cells in its switching  
17              station in Garden City. The state-of-the-art  
18              program worldwide we are very proud to be  
19              involved in. Verizon has also installed fuel  
20              cells, as you know, in Babylon. So you can use  
21              natural gas on a zero-emission basis, and that  
22              kind of technology continues to evolve.

23                             We have solar; obviously, the solar  
24              on the Island. Solar is very costly. There  
25              are things to do with wind projects. Be aware



1                               Energy Presentation

2               that there is more than one wind project on  
3               Long Island, and I am happy to take questions  
4               on some of this technology.

5                       The wind power alternative has been  
6               more successful because of government  
7               involvement than it would be otherwise.  
8               Without LIPA and without the federal government  
9               and without the budget, wind power would not be  
10              quite the alternative that it is now. I think  
11              that is important. But the only way that you  
12              can get these sources of renewable energy to a  
13              critical mass is to arrive at those sources  
14              efficiently. Suffice it to say that it is much  
15              easier, of course, to utilize wind power on the  
16              plains of Texas.

17                      Ethanol I mentioned.

18                      Geothermal. We do have geothermal  
19              available here. Jack Cook has taken advantage.  
20              He has built a hotel which is heated largely on  
21              geothermal. The water coming out of the ground  
22              is a consistent 57 degrees. If you bring it  
23              out of the ground, you just warm it from 57 up  
24              on a winter day or you cool to 57 on a summer's  
25              day. So geothermal is an alternative. Not a

1                               Energy Presentation

2           high volume, but again these are alternatives  
3           that are environmentally sound.

4                               There are large concerns over  
5           Broadwater. Mr. Chairman, you just mentioned  
6           it. Natural gas supply to the region. We have  
7           offered the KeySpan approach on this issue.  
8           KeySpan's commitment has been to building the  
9           Islander East Pipeline. This is a KeySpan  
10          perspective.

11                            The reason we want to do that is that  
12          the Islander East pipeline will provide a  
13          second major pipeline to Iroquois, and after  
14          9/11 we obviously want all of our facilities to  
15          have some redundancy, so if there be any kind  
16          of problem with any of our gas supply in that  
17          system, we have a second system. Islander East  
18          will connect us to the major storage fields  
19          which are in Western New York, southern  
20          Ontario, and the Midwest. They are enormous  
21          natural fields.

22                            What that does is get you on this  
23          side of the long flights from the Gulf. When  
24          Katrina hit, we did not have a problem on Long  
25          Island because 25 percent of our gas supply was

1                                   Energy Presentation

2                   coming from Canada. This will actually  
3                   increase the amount of gas supply available  
4                   from Canada.

5                               That has been our focus. Get the  
6                   pipeline in the ground.

7                               We have had a nightmare experience  
8                   dealing with Connecticut. On this side of Long  
9                   Island Sound we won environmental awards, we  
10                  are honored by the Pine Barrens. The licensing  
11                  time for the project was finished within a  
12                  period of six months. But we still are in  
13                  litigation in Connecticut trying to get that  
14                  pipeline done.

15                              Then, of course, on the LNG side, I  
16                   think it is important to note that there is a  
17                   second project which we will be filing very  
18                   soon -- in fact, I think it may have been filed  
19                   yesterday -- which is on the south end of Long  
20                   Island and it is called the Atlantic Sea Island  
21                   Project. This is a project which will bring  
22                   LNG to the South Shore of Long Island and also  
23                   potentially supply the mid-Atlantic.

24                              So there are alternatives out there,  
25                   and I think that is what I wanted to address.

1                               Energy Presentation

2           Thank you.

3                               VICE-CHAIRMAN CAMERON:   If you could  
4           comment also on the status of your major power  
5           facilities.   Are they slated for upgrades, for  
6           expansion, possibly repowering?   Also comment  
7           on their compliance with air regulations,  
8           because I know that commonly we hear in the  
9           media that Northport is the dirtiest plant in  
10          the state, and I am just curious.   It may or  
11          may not be true.   If you can comment with  
12          regard to air regs and also whether there are  
13          places for expansion to provide additional  
14          power.

15                             MR. MANNING:   Sure.   If I could open,  
16          and then Bob Teetz will join me.   Tom, maybe we  
17          can bring into use our slide deck.

18                             We brought some slides which also  
19          include details around the National Grid  
20          merger, which I will not go into now.   But the  
21          back end of this slide deck does deal with our  
22          power plants.

23                             Number one, the decisions around  
24          these plants will be made jointly by KeySpan  
25          and LIPA.   Because the plants are 100 percent

1                               Energy Presentation

2       connected to LIPA, we can't make any investment  
3       decisions on these plants without LIPA's  
4       concurrence, And we have been meeting and  
5       discussing repower with LIPA for some period of  
6       time.

7                               Number two, I think there is a sense  
8       out there that repowering can be easily done.

9                               Let me explain what repowering is.  
10      The short answer to your question is that Bob  
11      is going to address what we can do with those  
12      plants.

13                              Let me back up for one minute. First  
14      of all, the MassPIRG -- the Massachusetts  
15      Public Interest Research Group -- put out a  
16      report two years ago which indicated that  
17      Northport was a, quote, dirty plant. Let me  
18      just tell you -- Bob will address that in a  
19      minute -- Northport has been running on natural  
20      gas for most of the summer. Northport running  
21      on natural gas for its scale of volume  
22      certainly is one of the cleanest plants in the  
23      United States relative to its brethren. Over  
24      54 percent of the power generated in the United  
25      States today is generated with coal. 30

1                               Energy Presentation

2       percent of those plants are not scrubbed. So  
3       if you put the Northport plant up against an  
4       unscrubbed coal plant on the shores of  
5       Connecticut, the difference in terms of  
6       emissions is dramatic.

7                       So, number one, yes, we are in full  
8       compliance; number two, depending on the choice  
9       of fuel, it is very low-emitting on all gases  
10      but the issue is CO2 simply because Northport  
11      is a very, very large plant.

12                    Now, we had been the utility which  
13      has been supporting RGGI -- the Regional  
14      Greenhouse Gas Initiative. We worked closely  
15      with Nassau County and Suffolk County on their  
16      CO2 levels. As I indicated, I went to Kyoto.  
17      We have been heavily involved. National Grid  
18      is one of the leading companies in Europe  
19      addressing climate change. So climate change  
20      is a very real issue for this company. I take  
21      nothing away from that.

22                    But at this point in time, be aware  
23      that the issue for our times is around CO2  
24      volume, not pollutants. The pollutants here,  
25      the issues that we have -- and I am turning Bob

1                               Energy Presentation

2           over to you now -- are the emissions that come  
3           to us from Ohio, the emissions that come to us  
4           from Pennsylvania that I will ask Bob to  
5           address for you, and the backup, what we can do  
6           for those plants.

7                               VICE-CHAIRMAN CAMERON:   Bob, I ask  
8           you, if I can -- it is not out of lack of  
9           interest, it is just the time -- if you could  
10          keep it fairly brief.

11                              MR. TEETZ:   I will keep it very  
12          brief.   The issues between energy generation  
13          and air quality are clearly intermingled.   But,  
14          as a primer, you should know that the  
15          substantial reason why our energy costs are  
16          higher on Long Island is that we do not use  
17          coal.   We do not really have very much nuclear,  
18          although LIPA does import nuclear from upstate.

19                              Just to put it in perspective, the  
20          natural gas and the fuel oil that we use in our  
21          plants cost on the order of between \$5 and \$10  
22          a million BTU.   Coal you can get for \$2 a  
23          million BTU.   And fuel is probably the largest  
24          component of the energy bill.   That tells you  
25          right there why we have high costs.

1 Energy Presentation

2 Clearly, coal is not an option on  
3 Long Island because of air-quality concerns.

4 But if you look at some of the  
5 graphics that we have given you, particularly  
6 on pages 18, 19 and 20, what we have done here  
7 is basically copied a report that was produced  
8 by the Natural Resources Defense Council,  
9 showing how KeySpan's plants systemwide stack  
10 up against the 100 largest generators in the  
11 country. That constitutes about 95 percent of  
12 all the generation in the country. You can see  
13 for the key pollutants that are of import,  
14 sulphur dioxide, nitrogen oxide and carbon  
15 dioxide, the KeySpan plants are well below the  
16 average in the country. When I say below, I  
17 mean that's a good thing, below in terms of  
18 total emissions in pounds per megawatt hour.

19 In addition, if you turn to page 16,  
20 I believe it is, where reference is made to  
21 Northport, pages 15 and 16, at Northport we  
22 have invested over \$100 million in the last ten  
23 to fifteen years to reduce emissions and to  
24 make them capable of using natural gas or fuel  
25 oil. Having that fuel diversity is really



1                               Energy Presentation

2               critical in a year-to-year time frame.

3                       For example, last year, in 2005, oil  
4               prices were cheaper than natural gas. We were  
5               able to save the LIPA ratepayer \$185 million  
6               because we were able to burn oil and didn't  
7               have to burn gas. This year it is exactly the  
8               opposite. Gas is considerably cheaper than oil  
9               this year, and we are saving hundreds of  
10              millions as well because of that.

11                     If you look at some of these  
12              graphics, you can see the downward trend in  
13              emissions at Northport for key parameters. It  
14              started back in 1985. You can see when you  
15              compare us to the national average, and  
16              particularly when we are burning natural gas,  
17              our emissions are far, far lower than the  
18              typical plant throughout the country.

19                     MR. MANNING: If I may interrupt for  
20              one second. That said, Mr. Chairman, Northport  
21              is a single-cycle plant, meaning that you  
22              basically boil the water with your heat source,  
23              whether it is oil or gas, and that creates  
24              steam to go through the turbine, and it spins  
25              and makes power. What we had proposed at

1                               Energy Presentation

2       Spagnoli Road, not far from here, is combined  
3       cycle. We have very little combined-cycle  
4       power plants on Long Island. There are very  
5       few on Long Island. That is part of the issue  
6       we are addressing.

7                       So, as to repowering, some will argue  
8       that we should go in there and basically rip up  
9       the older parts of the Northport plant and  
10      bring in the bi-cycle technology. That is one  
11      of the alternatives. Part of the challenge  
12      there is that we don't believe we can do that  
13      and still cool the plant from the ocean water,  
14      which it does now. Just to convert one of the  
15      four turbines at Northport would take up all of  
16      the available land for cooling towers. You  
17      also would lose your fuel diversity. Then you  
18      wouldn't be able to go back to oil. It may  
19      make more economic sense. There are a lot of  
20      things that we can do in terms of retooling to  
21      improve the efficiency of the plant with money,  
22      but it probably makes more sense to build a  
23      Spagnoli Road or another new plant which is  
24      combined cycle, as opposed to the expense of  
25      repowering the system.

1                               Energy Presentation

2                               VICE-CHAIRMAN CAMERON:   Is there a  
3                               capacity available on the Island right now to  
4                               take one of these major facilities off line to  
5                               repower it at this point, or are there plants  
6                               in the immediate future so that a Northport or  
7                               a Port Jeff or an E.F. Barrett, any of them,  
8                               could be taken off and repowered?

9                               MR. MANNING:   Again, Mr. Teetz would  
10                              like to address that, but, as you do know, we  
11                              did have a hard week, and I think we were  
12                              within 400 megawatts of total available power.  
13                              In other words, we didn't have a lot of room,  
14                              Mr. Chairman.   The growth continues to astonish  
15                              LIPA and everybody else.   I wouldn't answer  
16                              that question, as that is a LIPA question, but  
17                              I do think it is marginal at best.

18                             MR. TONNA:   What is the status of  
19                             Spagnoli Road?

20                             MR. MANNING:   Spagnoli Road was  
21                             permitted under Article 10.   It is still alive.  
22                             KeySpan still owns the property.   It is still  
23                             located less than a mile from the gas supply,  
24                             less than a mile from the substation.   So the  
25                             turbine has been purchased, it is available,

1                               Energy Presentation

2           the engineering has been done. The site is  
3           still being held as a potential plant. That is  
4           where we are now.

5                               MR. TONNA: What is holding it up?

6                               MR. MANNING: There would have to be  
7           a decision by LIPA to purchase the power for  
8           the plant.

9                               MR. TONNA: Technically, could you  
10          put that on line and export that somewhere  
11          else? You don't want to do that maybe, but you  
12          could do that; right?

13                              MR. MANNING: Yes. It is difficult  
14          to build a plant on Long Island and use the  
15          power elsewhere. I don't know that the people  
16          of Long Island would have the same level of  
17          perspective as KeySpan to do that. To build it  
18          as a merchant plant is a financial decision.  
19          We built a merchant plant in New York City in  
20          Ravenswood. We probably don't have an appetite  
21          for two. In New York today, you pretty much  
22          need a long-term power-purchase agreement to  
23          spend those hundreds of millions of dollars.

24                              MR. TONNA: Could I ask you just a  
25          quick question about nuclear power. KeySpan

1 Energy Presentation

1 Energy Presentation

2 the conservation component, communicating to  
3 conserve, who is basically responsible for that  
4 portion of the energy mix on Long Island?  
5 LIPA?

6 MR. MANNING: Energy providers.  
7 Certainly, on the gas side, we have  
8 conservation programs. We are introducing  
9 more. We are before the Public Service  
10 Commission now with a number of programs we  
11 would like to introduce which will drive even  
12 further on conservation. That is on the gas  
13 side. On the electric side, that has been  
14 LIPA's opportunity.

15 MR. TONNA: LIPA's opportunity. That  
16 is a very pat word. So it is not an  
17 opportunity for KeySpan?

18 MR. MANNING: Well, as you know, we  
19 serve LIPA under contract.

20 MR. TONNA: Right.

21 MR. MANNING: And the communication  
22 on the electric side has, up until now, been  
23 the responsibility of the utility. And LIPA  
24 has programs. They actually have funding for  
25 environmental programs, as you know. That is

1 Energy Presentation

2 their money, and they use that money on their  
3 conservation programs.

4 MR. TONNA: I am sorry that we don't  
5 have LIPA here. It is unfortunate that they  
6 are not here to address the issue of  
7 conservation, because that is a big piece.

8 But, David, if you could, are there  
9 any national standards or industry standards  
10 about level of conservation in the mix? In  
11 other words, is there an outside not-for-profit  
12 organization in this country that says, Well,  
13 in regions, we are looking at conservation of  
14 this percentage of the mix. The concept of  
15 conservation is such that everybody is going to  
16 say they are for conservation, but I would like  
17 to know if there are any industry standards or  
18 anything else like that and how this LIPA  
19 opportunity/KeySpan deal measures up.

20 MR. MANNING: I would suggest that  
21 that entire area is thoroughly and well  
22 occupied by forward-thinking utilities,  
23 governments, and NGO's, non-governmental  
24 organizations. I could keep you going for two  
25 days on the number of NGO's. NRDC, for

1 Energy Presentation

2 instance, is pushing right now very hard to  
3 decouple the income of a company like KeySpan  
4 from the throughput. So if we don't make our  
5 money from the volume of gas used and instead  
6 make our money just by connecting the customer,  
7 we might add even more incentives.

8 We are putting \$30 million into a  
9 rate case just to drive these conservation  
10 programs. We are giving out allowances for  
11 people who are putting in more efficient  
12 appliances, that sort of thing. There isn't a  
13 national standard -- well, there is, of course;  
14 there are certain appliance standards. Not to  
15 the extent that you might think.

16 MR. TONNA: Not a law; an outside  
17 group. The thing that always concerns me about  
18 conservation and this LIPA relationship with  
19 KeySpan is that, first of all, your company  
20 gets paid by energy use; right?

21 MR. MANNING: Yes.

22 MR. TONNA: That is the model.

23 MR. MANNING: We don't make money on  
24 the gas we sell. We get paid a charge. We are  
25 FedEx. We deliver the power on the gas side.



1                               Energy Presentation

2               We get paid on a throughput. On the power  
3               side, yes, we get paid for the power that we  
4               generate.

5                       MR. TONNA: My concern is that  
6               somebody should be watching conservation and  
7               somebody should be able to set some standards.  
8               As it moves into our long-term energy plan, or  
9               whatever else, we should be driving that.

10                      You know, when we started a  
11              nonsmoking program, for example, all right, you  
12              saw this, you saw that. I drive around, I look  
13              around. The conservation piece that is present  
14              in our society on Long Island as a region seems  
15              to me to be, at best, very needy. Whether it  
16              is LIPA or whoever else, the opportunity might  
17              be there, but I just don't see the emphasis on  
18              a very important piece of the overall energy  
19              concern. I am just trying to get some  
20              clarification.

21                      MR. MANNING: I think this Planning  
22              Board obviously may well want to host a panel  
23              of organizations such as the NRDC that are very  
24              familiar with the Island, very familiar with  
25              these types of programs. There are a number of

1                               Energy Presentation

2               Washington-based organizations which are  
3               national and international in scope, who do  
4               nothing but this, who are entirely focused on  
5               the environment and energy efficiency. So I  
6               think that may be a place to go.

7                               I can't indicate to you that any  
8               particular example is it. California is kind  
9               of way out there. I am not saying that that is  
10              wrong.

11                             MR. TONNA: No, they are way out  
12              there, there is no doubt about it.

13                             MR. MANNING: They are very  
14              aggressive in this area. I think if you called  
15              on some of the NGO's, they will be in a  
16              position to put up a chart and say, this is  
17              where California is, this is where New York is  
18              today. We'd love to speak to that. We are not  
19              necessarily going to embrace every idea. But  
20              there is a lot of good work that has been going  
21              on with respect to this.

22                             MR. TONNA: You mentioned a number of  
23              organizations. Is there -- again maybe you  
24              could just send it through our Vice-Chairman --  
25              a list of some of those organizations whereby

1                               Energy Presentation

2               we can go on their websites, look at what they  
3               do, stuff like that, and look at the issue?  
4               Because I think, when talking about long-term  
5               energy, we have to talk about conservation.

6                               The other question -- and it is kind  
7               of a loaded question -- but as an energy plan,  
8               as much as we can talk about Broadwater or  
9               anything else, at least it has raised the issue  
10              that we need a comprehensive energy plan for  
11              Long Island. Does one exist?

12                             MR MANNING: Let me answer it this  
13              way.

14                             MR. TONNA: Is that another  
15              opportunity for LIPA?

16                             MR. MANNING: This is a great  
17              opportunity. That crosses geographic  
18              boundaries, crosses sectoral boundaries. I  
19              think you need to put everybody in the mix.  
20              Those who provide energy to the Island in all  
21              of its forms and those who are thinking down  
22              the road have to come together. I think that  
23              is an opportunity.

24                             MR. TONNA: Who do you think is  
25              responsible? Is that something that LIPA

1                               Energy Presentation

2           should be working on?

3                               MR. MANNING:   I think LIPA has a  
4           responsibility for the power sector.  We are  
5           the major gas supplier.  We are the largest  
6           power generator.  There are others.  I think  
7           you have to put everybody in the room.

8                               MR. TONNA:   Thank you.

9                               VICE-CHAIRMAN CAMERON:  I think,  
10          since LIPA is not at this meeting, they are  
11          going to get that assignment.  (Laughter)

12                              MS. E. GROSS:  My question is,  
13          similar to what Paul was trying to get at, I am  
14          wondering where we think we are going in terms  
15          of the mix of gas and oil and alternatives.  
16          What is the goal at this point and what seems  
17          reasonable?

18                              MR. MANNING:  I think you are right,  
19          and I go back to Paul's point.  I think there  
20          is a lot of work that needs to be done in terms  
21          of resource allocation, in terms of where we  
22          are spending our money to develop and enhance  
23          those resources that may be available to us.

24                              As I indicated, there are easier  
25          places to do renewables, for the most part, in

1                                   Energy Presentation

2           high volume. We happen to be a very dense  
3           community, notwithstanding some open spaces on  
4           Long Island. It is a challenge to us. I do  
5           think that there is a place to increase  
6           renewables. LIPA has done a lot of work in  
7           that area. LIPA is a state authority. They  
8           are in the best position to use their resources  
9           to drive some renewables, which may not be  
10          economic yet but they may get there with that  
11          kind of assistance.

12                           On the wind-power issue, there is  
13          more than one project. Winergy has a project  
14          off Long Island which is also showing some real  
15          promise using very different technology.

16                           One of the biggest issues, for  
17          instance, for wind power is people want it out  
18          of sight. We spent six months with Cape Wind  
19          trying to work with them on that project, and  
20          we ultimately had to turn our attention  
21          elsewhere because it was a lot of work to do.  
22          What Winergy is trying to do is to provide a  
23          jack-up kind of approach so you dramatically  
24          lower your cost of building wind power  
25          offshore. Right now, if you build it close in,

1                               Energy Presentation

2       it is very expensive to build huge concrete  
3       pylons. Their idea is to use drilling  
4       technology so that you lower the cost of the  
5       actual foundation and have more flexibility in  
6       where it is located. That kind of creative  
7       thinking we think will be important to Long  
8       Island, but we already have relatively high  
9       power costs. So I think you have the  
10      opportunity of a state authority when it comes  
11      to renewables.

12                   In terms of oil versus gas, right now  
13      it is probably a market issue, but I think  
14      people are very focused now on the environment  
15      more so than they were a few years ago. They  
16      are focused on air quality, they are focused on  
17      reliability and safety of supply. They are  
18      focused on our dependence on foreign oil. So I  
19      think some of those factors that have been  
20      there for years are becoming much more in the  
21      public mind.

22                   There is no genie here. We have  
23      technology, we have challenges. We also don't  
24      have at this point in time a single place  
25      saying that these are your best energy options.

1                               Energy Presentation

2           That is what the industry has to generate. We  
3           have to lay out what those best alternatives  
4           are for a given situation.

5                       MS. E. GROSS: I guess part of what I  
6           am asking, too, is, if there had been some  
7           conversation, at least between KeySpan and  
8           LIPA, since you are joined at the hip in some  
9           way, but maybe, with others, that indicates we  
10          really should be aiming for X percentage, we  
11          think we can do this. You know what I mean? I  
12          want to get some sense of beyond: Isn't this a  
13          nice little project here, a little  
14          demonstration here? I want to get a sense of:  
15          Where are we headed on this if we are being  
16          really serious?

17                      MR. MANNING: I think that is  
18          absolutely where you need to go. Part of it  
19          has to be demand-side management. You have to  
20          think about how the members of the public are  
21          educated in terms of how they can use their  
22          energy more wisely. So, part of it is reducing  
23          the amount of energy that is used and part of  
24          it is what is the source of energy. I think  
25          that has to be part of it.

1 Energy Presentation

2 If you are worried about the cost of  
3 housing, people staying on Long Island, the  
4 congestion, you'd have to be worried about the  
5 energy use.

6 And, you are right, I do think there  
7 is an opportunity. It doesn't have to be a  
8 global view, but it has to include a global  
9 view. You have to understand what technologies  
10 are out there and what has worked elsewhere.  
11 That is the biggest advantage of our current  
12 arrangement with National Grid. National Grid  
13 is one of the largest utilities, so they are  
14 using a lot of varying and innovative  
15 technologies.

16 There are 21 power plants in New York  
17 City. There is one in the City of London.  
18 They built a tunnel last year 21 miles long  
19 from outside of London right into the heart.  
20 The substation looks like an athletic facility  
21 and it is sitting like a block on Embassy Row.  
22 It is amazing. But that is what you have to do  
23 to work in these environments. That kind of  
24 innovative approach has to be there.

25 But your point to me is: Is there



1                               Energy Presentation

2           anyone putting those pieces of the puzzle  
3           together? What makes sense for the Island?  
4           All I can tell you is that we would like to be  
5           at that table, we are trying to be at that  
6           table, we should be at that table. And it is  
7           about the consumer, it is about technology, it  
8           is about available fuels, it is about what we  
9           can advance on the Island that makes sense,  
10          what needs to be retired, what still has some  
11          life, what can be tweaked. We do that planning  
12          for ourselves.

13                       MS. NAZERIAN: Speaking to Paul's  
14          earlier point, I would like to suggest that, as  
15          the November meeting focuses on the  
16          environment, we should make an effort to focus  
17          on conservation as part of that, because I  
18          don't think you have given enough time to it  
19          here, and I think you raise a good point that  
20          it ties to the environment. And I think we  
21          should devote time maybe, KeySpan or LIPA.

22                       MR. MANNING: Absolutely. You can  
23          have some tough environmentalists coming in  
24          that do nothing else.

25                       Again, I believe we have as much

1                               Energy Presentation

2               expertise as any company on the energy side,  
3               but you cannot talk about energy today without  
4               talking about the environment. You cannot talk  
5               about energy production or use without talking  
6               about conservation. Today, 2006, that is just  
7               the reality.

8                       MR. LAW: I know Steve Levy would  
9               want this Board to take up the challenge to  
10              come up with a master plan, and I think that is  
11              one of the things that was in the original  
12              resolutions that we wanted the Board to focus  
13              on. So we need KeySpan and LIPA and other  
14              private sector companies as well as the  
15              environmental organizations. I think that is  
16              one of the challenges for this Board: To come  
17              up with the energy master plan, and address  
18              also the localized issues that Jim mentioned  
19              earlier.

20                      Although I am not participating in  
21              the discussion, I just want the record to  
22              reflect that I used to represent Islander East.  
23              I represented the energy side, which is a 50  
24              percent partner with KeySpan, and I had done  
25              some minor work for KeySpan in the past.

1                               Energy Presentation

2                               VICE-CHAIRMAN CAMERON: Any other  
3                               questions from the Board?

4                               I have two quick ones and then we  
5                               will close.

6                               With regard to the Spagnoli Road  
7                               project, what is the official reason LIPA is  
8                               giving for failing to award KeySpan or at least  
9                               negotiate a power purchase agreement? Because  
10                              my understanding is that the Town of  
11                              Huntington, which is the host community,  
12                              supported the project. Anybody trying to get  
13                              any project developed on Long Island knows  
14                              probably the greatest obstacle you have is  
15                              local zoning, local approvals. That process  
16                              just baffles the outside mind. I am sure there  
17                              is a real reason, but what is the official  
18                              reason they give?

19                             MR. MANNING: I am here to speak for  
20                             KeySpan.

21                             VICE-CHAIRMAN CAMERON: Unfortunate-  
22                             ly, LIPA is not here.

23                             MR. TONNA: I do know, as far as  
24                             disclosures are concerned, Spagnoli Road for  
25                             twelve years was in the district I represented.

1                               Energy Presentation

2               So I can only speak to the fact that it was  
3               very frustrating to watch the whole community,  
4               Town of Huntington, do the right thing, and  
5               then have it go nowhere. It was very  
6               frustrating.

7                               VICE-CHAIRMAN CAMERON: As far as  
8               this Board is concerned, maybe it is not an  
9               issue; maybe it is something that really has to  
10              be revisited.

11                             MR. MANNING: For the record, I  
12              raised it in the issue of repower, because  
13              there is a higher expectation going now that  
14              you can quite easily repower these older  
15              plants. You can repower some of them. LIPA  
16              has optioned some for that purpose because they  
17              will be in a good position to partner to get  
18              that part. You need space, you need community  
19              support, you need money.

20                             You can repower some of these plants  
21              more easily than others. Northport is somewhat  
22              more difficult. I only raised Spagnoli Road,  
23              but if you were going to rip up a piece of  
24              Northport and then have to build massive  
25              cooling towers and lose the ability to burn

1                               Energy Presentation

2       natural gas, the cost you may spend to do that  
3       may not make sense, given the opportunity for  
4       new combined cycle power. It may be much more  
5       expensive, and you are still putting the power  
6       in the same grid.

7                       So let's be clear. That's why I  
8       raised it. I think when it comes up in the  
9       future it will be part of this repowering  
10      issue.

11                      VICE-CHAIRMAN CAMERON: A last quick  
12      question. If you had LNG facilities proximate  
13      to the Island, whether it be on the Sound or  
14      South Shore, how would that affect the  
15      delivered cost of fuels such as natural gas for  
16      utilities?

17                      MR. MANNING: That is very difficult.  
18      It depends on long-term projects. We are a  
19      large user of LNG in New England, but we have  
20      long-term contracts with Trinidad. It depends  
21      so much on the economics of the project, it  
22      depends on the source of fuel, it depends on  
23      fuel consumption in Korea, China and India  
24      going forward. There isn't really a liquid  
25      market in LNG yet. It is just developing now.

1                               Energy Presentation

2               So, as a result, I really can't answer that  
3               question.

4                               We have always taken the corporate  
5               position that additional fuel supplies to the  
6               region are important and ultimately will be  
7               helpful to stabilize the price. The Islander  
8               East pipeline is not just about new supplying;  
9               it is about accessing the big storage fields on  
10              this side of the big pipelines. Part of your  
11              difficulty is not just the world price of a  
12              commodity, but your other concern, of course,  
13              is that in the heart of the winter the price  
14              gets spiked if we don't have enough  
15              infrastructure, if we don't have enough  
16              pipelines. Part of what we need to do as a  
17              company is to make sure that when it is 20  
18              below, which can happen here, we have adequate  
19              supply of gas and it doesn't rely on the  
20              pipeline from the Gulf. Or if a Katrina hits,  
21              we are not wholly relying on the pipelines from  
22              the Gulf.

23                              So it is about storage, which is  
24              called peaking. We want to shave the peak. It  
25              is not just the absolute price. We don't want

1                               Energy Presentation

2       people to bear a very high price when we have  
3       spikes in cost.

4                               That is one of the other issues. It  
5       is long-term cost and also providing stable  
6       price.

7                               VICE-CHAIRMAN CAMERON: Thank you,  
8       David. I would like to thank KeySpan and its  
9       representatives here. We do need to close  
10      this, but just in the interest of the public,  
11      is there anyone in the public who would like to  
12      speak in the next couple of minutes on this  
13      issue?

14                              That being said --

15                              MR. TONNA: Excuse me. You know,  
16      there is a whole thing on National Grid. I  
17      know this is not the appropriate time to raise  
18      it as an issue. They gave us a presentation.  
19      At some time we should address this issue and  
20      just what it means and stuff like that. I  
21      don't want to gloss over the fact they raised  
22      the issue.

23                              VICE-CHAIRMAN CAMERON: If the Board  
24      is amenable, I would like to, since the Chair  
25      has recused himself, send a letter to LIPA

1                               Executive Session

2       expressing, first of all, our significant  
3       disappointment with their failure to appear  
4       today, and also to ask them if maybe we could  
5       put some questions to them that they can  
6       respond to with regard to status of a master  
7       plan for energy, for additional power for Long  
8       Island, etc., and how they foresee meeting our  
9       needs for the next 20 years.

10                       It is unfortunate LIPA is not here.  
11       Again, I can't say that too many times. But if  
12       the Board is OK with it, I would like to send a  
13       letter out for comment. We can get one out to  
14       LIPA.

15                       MR. TONNA: Yes.

16                       VICE-CHAIRMAN CAMERON: That being  
17       said, I would like to turn it back over to the  
18       Chair.

19                       CHAIRMAN LAROCCA: Thank you.

20                       We will now hear a motion to go into  
21       executive session to consider a personnel  
22       matter.

23                       MR. TONNA: I make the motion.

24                       CHAIRMAN LAROCCA: Second?

25                       MS. SANDERS: Second.



1 Executive Session

1

2

INDEX

3

Chairman's Report

4

4

Executive Director's Report

8

5

Long Island 2030 Presentation

27

6

Ethics discussion

55

7

Budget discussion

57

8

Energy presentation

61

9

Executive session

105

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

DRAFT TRANSCRIPT -- SUBJECT TO REVIEW  
DO NOT COPY OR DISTRIBUTE WITHOUT WRITTEN PERMISSION FROM  
THE LONG ISLAND REGIONAL PLANNING BOARD